

(LAND ONLY)  
NOTICE OF TAX FORECLOSURE SALE

Under and by virtue of a Judgment entered in the action entitled "County of Durham and City of Durham vs. SunTrust Bank, et als" File No. 15-CVD-5524, the undersigned Commissioner will, on the 8th day of March, 2016, offer for sale and sell for cash, to the last and highest bidder at public auction, at the Durham County Justice Center, 510 South Dillard Street, in Durham, North Carolina, at 12:00 o'clock, Noon, the following described real property, lying and being in the County of Durham, State of North Carolina, and more particularly described as follows:

**ESTIMATED MINIMUM BID \$ 4,621.00**

**1600 Kendall Drive and 700 Kendall Drive**

**Durham County Tax Parcel ID 158624 and 158625**

**(Former Tax Parcel ID 593A-01-002 and 593A-01-003)**

**Durham County GIS PIN No. 0840-07-77-2833 and 0840-02-77-4943**

(a) Parcel ID 158624: BEGINNING at a stake situated at the northernmost corner of Phase II, Park Place Condominiums, Plat Book 115 at page 53, Durham County Registry; thence with the northeastern side of said Phase II South 51 38' 39" East 86.88 feet to a stake, the easternmost corner of said Phase II and the westernmost corner of Phase V, Park Place Condominiums, Plat Book 115 at page 63, Durham County Registry; thence with the northwestern side of said Phase V North 41 01' 22" East 79.35 feet to a stake; thence continuing with the line of said Phase V, South 81 36' 51" East 4.02 feet to a stake, a southwestern corner of Phase VII, Plat Book 115 at page 65, Durham County Registry; thence with the western line of said Phase VII, North 19 50' 40" West 78.34 feet to a stake, the northwestern corner of said Phase VII in the southern line of a 50 foot wide Public Service Company of NC easement; thence with the southern side of said easement South 70 09' 20" West 53.02 feet to a stake; thence with the southwestern side of said easement South 38 21' 12" West 89.45 feet to a stake, the point and place of BEGINNING, and being that undeveloped tract of Park Place bounded by Phases II, V, and VII of PARK PLACE CONDOMINIUMS, as shown on that plat recorded in Plat Book 121 at page 107 in the Office of the Register of Deeds of Durham County, to which plat reference is hereby expressly made for a more particular description of same.

(b) Parcel ID 158625: BEGINNING at a stake situated at the northeastern corner of Phase VII, Plat Book 115 at page 65, Durham County Registry; thence with the eastern line of said Phase VII, South 19 50' 40" East 87.27 feet to a stake, the southeastern corner of said Phase VII in the northern line of Phase IV, Plat Book 115 at page 62, Durham County Registry; thence with the northern line of said Phase IV, North 70 09' 20" East 81.47 feet to a stake; thence continuing with the northern line of said Phase IV, along an arc having a radius of 65.97 feet an arc distance of 26.06 feet (chord bearing North 81 28' 28" East, chord distance 25.90 feet) to a stake; thence continuing with the northern line of said Phase IV, South 87 12' 25" East 10.00 feet to a stake, the northeastern corner of Phase IV in the western line of Phase X, Plat Book 121 at page 107; thence with the western line of said Phase X, North 02 47' 35" East 10.31 feet to a stake, the northwestern corner of said Phase X and the southwestern corner of Phase IX, Plat Book 115 at page 103, Durham County Registry; thence with the western line of said Phase IX, North 02 47' 35" East 11.51 feet to a stake and North 05 28' 31" East 84.07 feet to a stake, the intersection of the western line of Phase IX and the southern side of a 50 foot wide

Public Service Company of North Carolina easement; thence with the southern line of said easement South 70° 09' 20" West 160.44 feet to a stake, the point and place of BEGINNING, that undeveloped tract of Park Place bounded by Phases IV, VII, IX and X of PARK PLACE CONDOMINIUMS, as shown on that plat recorded in Plat Book 121 at page 107 in the Office of the Register of Deeds of Durham County, to which plat reference is hereby expressly made for a more particular description of same.

This property (as "Additional Property") is conveyed subject to that Declaration of Condominium recorded in Book 1362 at page 515, Durham County Registry. As said Additional Property, legal access to this property is through the common areas of the Park Place Condominiums.

This property was conveyed to Central Carolina Bank and Trust Company by Substitute Trustee foreclosure deed recorded on February 18, 2003, in Book 3774 at page 822, Durham County Registry.

This sale will be made subject to city and county property taxes for the year 2016 and subsequent years and all local improvement assessments against the above-described property not included in the judgment in the above-entitled cause. A deposit of ten percent (10%) of the successful bid will be required.

This the 17th day of February, 2016.

R. Douglas Davis, Commissioner  
3600 N. Duke Street, STE 110  
Durham, NC 27704-1709  
Phone: 919-477-0280